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Residents' perception of the quality of public housing in urban areas in Ogun State, Nigeria

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Abstract:

Purpose – The general aim of this research is to investigate residents' perception of the quality of public housing and factors influencing this in Ogun State Southwest Nigeria. This is in view of a paucity of published works on this subject matter and the need to upgrade the quality of public housing in urban areas in Nigeria.

Design/methodology/approach – Data for the study were collected through a cross sectional survey of proportionately selected 517 household heads in newly constructed public housing estates, and 90 staff members of four key public housing agencies in urban areas of Ogun State, Nigeria. Structured questionnaires were used in the collection of primary data. Descriptive statistics and categorical regression analysis were used in data analysis.

Findings – The results show that a majority of the respondents rated their current residential environment low on the quality scale. Whereas housing unit attributes were rated highest, neighbourhood facilities were rated very low on the housing quality scale. Housing delivery strategies, spatial deficiencies in housing units, organizational capacity of housing providers, age, income, education and tenure status of residents were found to be among the key factors influencing residents' perception of housing quality in the study area.

Research limitations/implications – The survey was concentrated on newly constructed public housing by Ogun State government in selected urban areas. Other studies can examine housing constructed by the Federal Government of Nigeria in the study area.

Practical implications – Lack of access to housing services, infrastructure and neighborhood facilities accounts for poor quality of public housing in the study area. This can be improved through adequate provision of basic social amenities, organizational capacity building and adoption of appropriate housing delivery strategies by public housing providers.

Originality/value – A framework for studying the quality of public housing in Nigeria and other countries has been developed. The findings can assist public housing policy makers and programme managers to improve on the quality of public housing and services.

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